



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

January 15, 2014

Carolyn Ingram Seitz
P.O. Box 265
Altadena, CA 91003

REGARDING: PROJECT NO. 99104-(2)
CONDITIONAL USE PERMIT NO. 201100003
HOUSING PERMIT NO. 201200002
7223-7301 Santa Fe Avenue, Florence-Firestone

The Regional Planning Commission, by its action of **January 15, 2014**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **January 29, 2014**. Appeals must be delivered in person.

Appeals:

To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Tyler Montgomery of the Land Divisions Section at (213) 974-6433, or by email at TMontgomery@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Mi Kim, Supervising Regional Planner
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance
c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement

MK:TM

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 99104-(2)
CONDITIONAL USE PERMIT NO. 201100003
HOUSING PERMIT NO. 201200002**

1. **ENTITLEMENTS REQUESTED.** Pursuant to Parts 1 and 18 of Chapter 22.56 of the Los Angeles County Code, the applicants, Wassim and Faten Zaky, are requesting a Conditional Use Permit ("CUP") and an administrative housing permit to convert an existing 18-unit motel into a 13-unit apartment building and to maintain an existing 19-unit apartment building immediately to the north, all within a C-3-CRS (Unlimited Commercial/Commercial-Residential) Zone and to provide less than the required amount of parking for the two lower income apartment complexes.
2. **HEARING DATE.** January 15, 2014.
3. **PROCEEDINGS BEFORE THE COMMISSION.** A duly noticed public hearing was held before the Regional Planning Commission on January 15, 2014. The applicant's representative, Ms. Carolyn Ingram Seitz, was sworn in and testified in favor of the project. She stated that the conversion of the motel to affordable housing would benefit the community, as it would improve the site's aesthetics through renovations and additional landscaping. In addition, the existing motel has had significant problems with criminal activity in the past, and the conversion would help to significantly reduce this aspect.

Two community members, Mr. Farid Keroles—the operator of the motel business—and Mr. Sameh Meshreky were sworn in and spoke in opposition to project. They stated that Mr. Keroles had never been notified by the Sheriff's Department or any other agency that the motel was a problem location and that shutting down his business without giving him an opportunity to correct the perceived problems was unfair. They also stated that the area has a problem with crime in general and that several of the criminal incidents reported by the Sheriff's Department as occurring at the address were actually motorists who were stopped by police in front of the motel. Commissioner Louie stated that, while he appreciated that Mr. Keroles may have a different perception, the Tiki Motel's reputation for drug and prostitution activity was notorious among police officers and community members. This was exacerbated by the motel's willingness to rent rooms by the hour.

Commissioner Helsley requested that conditions of approval be added requiring that a portion of the site's proposed landscaping be accessible as a children's play area, and that a written or photographic log of graffiti removal at the site be kept for three months. He stated that, preferably, graffiti should be removed as close to 6:00 a.m. as possible in order to discourage its reoccurrence. The Commission subsequently closed the public hearing and approved the project with these amended conditions.

4. **PROJECT DESCRIPTION.** The applicant requests a conditional use permit ("CUP") to convert an existing 18-unit motel into a 13-unit apartment building and to maintain an existing 19-unit apartment complex immediately to the north, all within a C-3-CRS (Unlimited Commercial/Commercial-Residential) Zone. All of the units would be deed restricted to provide affordable housing to lower income residents. The applicant also requests a housing permit to allow less than the required amount of parking for the two lower income apartment complexes. A total of 28 uncovered parking spaces would be provided on-site, rather than the 48 covered parking spaces normally required. Each apartment building would have separate driveway access to Santa Fe Avenue, which is located to the east. A total of 4,915 square feet of landscaping would be provided on both sites. The project site has a total area of 0.7 acres (30,490 square feet). Apartment buildings are normally permitted in the CRS overlay with a Director's Review. However this only applies to apartment buildings that meet specific development standards, including conformance with all parking requirements. Because this project proposes less than the required amount of on-site parking, a CUP is required.
5. **LOCATION.** The project site is located at 7223-7301 Santa Fe Avenue in the Walnut Park Zoned District and within the Florence-Firestone Community Standards District ("CSD").
6. **EXISTING ZONING.** The motel and apartment structures are located in the C-3-CRS (Unlimited Commercial—Commercial-Residential) Zone. Surrounding properties within 500 feet are zoned C-3-CRS, C-3, R-2 (Two Family Residence), and R-3 (Limited Multiple Residence).
7. **EXISTING LAND USES.** The project site currently contains an 18-unit motel and a 19-unit apartment complex. Surrounding land uses within 500 feet are utilized for apartments, single-family residences, and various auto service, retail, restaurant, and office uses.
8. **PREVIOUS CASES/ZONING HISTORY.** Building permits indicate that the existing seven-unit apartment building was constructed in 1955, the 12-unit apartment building was constructed in 1958, and the motel was constructed in 1964. The subject motel and apartment buildings were permitted uses in the C-3 zone at the time of their construction. However, Ordinance No. 10826, which was adopted by the Board of Supervisors and effective on February 8, 1974, reclassified motels and apartment houses as conditionally permitted uses in the C-3 zone. At this time, both uses became legally nonconforming, as they did not have a valid CUP.

Section 22.56.1540 of the County Code specifies amortization periods for nonconforming uses. For this particular construction type, the use amortizes 20 years from the effective date of the ordinance or 35 years from the date of construction—whichever is longer. Therefore, the apartment complex amortized in 1994, and the motel amortized in 1999. At this time, a CUP was required in order

for these uses to continue. CUP No. 99104, approved in 2000, subsequently authorized the continued operation of the motel and apartment building. At this time, 29 additional covered parking spaces, across the public alley to the west and zoned R-2, were provided for the apartment building. Because apartment houses are permitted in the R-2 zone with a CUP, these parking spaces were made a part of the permit. This permit expired in 2010.

The 29 additional covered parking spaces, which are located to the west of the project site on the other side of a public alley, are no longer proposed as part of the project. Instead, the applicant is requesting a reduction in required parking as part of the housing permit.

9. **GENERAL PLAN CONSISTENCY.** The project site is designated as "C—Major Commercial" on the Countywide General Plan's Land Use Policy Map. This designation allows primarily for local and regional commercial uses, although residential uses are also permitted upon issuance of a permit. Therefore, lower income apartments are consistent with this classification, as they provide affordable housing for the local area and require a CUP for authorization. There is no specific maximum residential density for this classification.

10. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Because the existing apartment complex was legally constructed between 1955 and 1958, the structures are not required to comply with current development standards for the C-3 Zone (County Code Sec. 22.28.220), as no exterior alterations are proposed for structures at the facility. The outdoor advertising sign (billboard) on the property's northeast corner was legally constructed in 1983, and thus is subject to the same treatment. The same applies to the existing pole sign, which would simply be changed in copy from "Tiki Motel" to "Tiki Apartments," as it was legally constructed in 1967.

Because the motel would be changed in use, it would be subject to the requirements of the C-3 Zone. The C-3 zone also does not have specific setback or height requirements, and the 4,915 square feet of proposed landscaping equals approximately 16 percent of the total project area, which satisfies the requirement that at least 10 percent of the project area be landscaped.

The entire project site would normally be required to provide 48 covered parking spaces. However, the applicant is requesting to provide only 28 uncovered parking spaces for the facility in return for the dedication of all units for lower income housing. This is permitted through an administrative housing permit per Section 22.52.1840 of the County Code.

11. **FLORENCE-FIRESTONE COMMUNITY STANDARDS DISTRICT COMPLIANCE.** The Florence-Firestone CSD (County Code Sec. 22.44.138) sets additional development standards for the Roseberry Park Area, in which the project site is located. This includes a prohibition of roof signs, such as the one located above

motel's covered driveway. The sign was not legally constructed and is proposed for removal as part of the project proposal. Should this permit be approved, any future signs may be authorized through the Revised Exhibit "A" process and must comply with all applicable County standards. The CSD also allows a maximum dwelling unit density of 50 dwelling units per net acre C-3 zones in the Roseberry Park area. The proposed density of the resulting facility would be 45.7 dwelling units per net acre. There is also a 35-foot maximum height limit within the Roseberry Park area, while structures on the site would have a maximum height of 20 feet, six inches. All other applicable standards of the CSD would be met by the project.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The proposed project would comply with all applicable development standards for the C-3 Zone, the Countywide General Plan, and the Florence-Firestone CSD.

The continued maintenance of the existing apartment complex is unlikely to affect the health, comfort, or welfare of surrounding residents, be materially detrimental to the use, enjoyment, or value of surrounding properties, and would not constitute a hazard to public health or safety. The current facility has been in existence for nearly 50 years without significant zoning enforcement issues, and the property is relatively neat and well maintained, with the exception of some graffiti. A condition of approval would require removal of graffiti within 24 hours of occurrence. The facility would also be deed restricted to continue providing housing for lower income residents for a minimum of 30 years, which is currently not required.

The conversion of the existing motel into apartments for lower income households would also benefit the surrounding community. According to the Sheriff's Department, the current motel has been the site of numerous drug and prostitution related crimes over the past several years. Its conversion to lower income housing would likely decrease such occurrences, due to the less transient nature of residents. In addition, within the community such housing is in high demand compared to the need for accommodations for business and leisure travelers, as the site is no longer located near any major highway. The aesthetics of the site would also be improved through structural rehabilitation and additional landscaping. The adjacency of commercial and residential uses—including residential uses located in commercial zones—is consistent with the Roseberry Park neighborhood, in which such situations are common. The existence of the – CRS (Commercial-Residential) zoning overlay indicates the recognition of such mix of use and the County's intent for this land use pattern to continue. Therefore, the existing and proposed residential uses would be compatible with the C-3-CRS Zone and with the surrounding area.

The applicant also requests a housing permit to allow less than the required amount of parking for the two lower income apartment complexes. A total of 28 uncovered parking spaces would be provided on-site, rather than the 48 covered

parking spaces normally required for similar apartment uses. However, Section 22.52.1840 of the County Code allows the applicant to apply for a reduced parking rate with an administrative housing permit under certain conditions. Because the project site is within 1,500 feet of a major bus route (Florence Avenue) and 100 percent of the proposed units would be set aside for lower income residents, the project qualifies for a reduced parking ratio of 0.75 parking spaces—covered or uncovered—per unit with one bedroom or less. This would require a total of 24 on-site parking spaces for both buildings: 14 spaces for the existing complex and 10 spaces for the proposed (southern) complex. The applicant proposes to provide 14 uncovered parking spaces for each complex (28 uncovered spaces total). An administrative housing permit is normally approved ministerially by the Department of Regional Planning. However, Section 22.56.2700 of the County Code allows for the Commission to consider an administrative housing permit concurrently with any other discretionary permit. Because the project meets the requirements of the Code and the applicant has submitted an administrative housing permit application, the proposed amount of parking is adequate.

13. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and web page posting. The applicant also provided documentation that the notice was appropriately posted on-site at least 30 days prior to the hearing date.
14. **PUBLIC COMMENTS.** No public comments were received regarding the project.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

15. The project site is designated as "C—Major Commercial" on the Countywide General Plan's Land Use Policy Map. This designation allows primarily for local and regional commercial uses, although residential uses are also permitted upon issuance of a permit. Therefore, lower income apartments are consistent with this classification, as they provide affordable housing for the local area and require a CUP for authorization. There is no specific maximum residential density for this classification. Therefore, the proposed project would be consistent with the adopted General Plan.
16. The conversion of an existing motel to affordable housing would provide a benefit to the area, as lower income housing is in high demand and the existing motel has been cited by the Sheriff's Department as a location of a large amount of criminal activity in the past. The Los Angeles County departments of Fire, Public Health, Public Works, and Parks and Recreation have all reviewed the project and concluded that the site, with all proposed improvements, would be adequate to accommodate all necessary health and safety amenities. Therefore, the requested uses at the location proposed would not adversely affect persons or properties in the surrounding area.

17. The facility would comply with all applicable development standards for the C-3-CRS Zone and the Florence-Firestone CSD. The juxtaposition of commercial and residential uses is common within the Roseberry Park community, and the –CRS (Commercial/Residential) zoning designation indicates that such uses are appropriate for the area. Therefore, the proposed site is adequate in size and shape to integrate said uses with the uses in the surrounding area.
18. The proposed uses would be adequately served by Santa Fe Avenue, a four-lane thoroughfare. The number of units in the existing apartment building would be unchanged, and the conversion of a 19-unit motel into a 13-unit apartment complex would be likely to lower the total number of trips generated. Therefore, the road is sufficient to carry the kind and quantify of traffic generated by the project.

HOUSING PERMIT SPECIFIC FINDINGS

19. In order to provide more on-site parking, the applicant would be required to purchase, lease, or maintain additional surrounding properties for this purpose, which would render the proposed affordable housing units economically infeasible. Therefore, the reduction in the required number of parking spaces is required in order to provide for affordable housing costs or affordable rents.
20. The Los Angeles County departments of Fire, Public Health, Public Works, and Parks and Recreation have all reviewed the project and concluded that the site, with all proposed improvements, would be adequate to accommodate all necessary health and safety amenities. Therefore, the proposed reduction in parking would not have a specific adverse impact upon public health and safety or the physical environment. The subject property is also not listed on the California Register of Historical Resources.

ENVIRONMENTAL DETERMINATION

21. The Regional Planning Commission determines that the project is exempt from the California Environmental Quality Act pursuant to the Class 3 – Construction or Conversion of Small Structures categorical exemption.
22. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

Regarding the Conditional Use Permit:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

Regarding the Housing Permit:

- A. That the incentive is required in order to provide for affordable housing costs or affordable rents; and
- B. That the incentive would not have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, lower, or moderate income households.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an administrative Housing Permit as set forth in Section 22.56.2730 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. Regional Planning Commission determines that the project is exempt from the California Environmental Quality Act pursuant to the Class 3 – Construction or Conversion of Small Structures categorical exemption.
2. In view of the findings of fact and conclusions presented above, Housing Permit No. 201200002 is APPROVED, and Conditional Use Permit No. 201100003 is APPROVED subject to the attached conditions.

Action Date: January 15, 2014

MK:TM
01/15/14

c: Commission Services, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 99104-(2)
CONDITIONAL USE PERMIT NO. 201100003**

PROJECT DESCRIPTION

The applicant requests a conditional use permit ("CUP") to convert an existing 18-unit motel into a 13-unit apartment building and to maintain an existing 19-unit apartment building immediately to the north, all within a C-3-CRS (Unlimited Commercial/Commercial-Residential) Zone, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee has filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8 and 19 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$400.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection 90 days after the date final approval and one additional inspection after three years of said date.** Inspections shall be unannounced.

If further inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount

charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the said department.
12. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A."
13. All development pursuant to this grant shall conform to the requirements of County Department of Public Works to the satisfaction of the said department.
14. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. A written or photographic log of the time and date of the occurrence and removal of graffiti at the site shall be kept for the first three months following this approval and shall be available to Zoning Enforcement for viewing upon request. The log should include daily inspections for graffiti at 6:00 a.m. and removal of said graffiti as soon as feasible thereafter.

16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and determination of substantial compliance with the approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

19. Within 90 days of final approval of this grant, the motel currently existing on the project site shall cease operations.
20. A maximum of 32 dwelling units shall be maintained on the project site. None of these units shall have more than one bedroom. All dwelling units shall be deed restricted as affordable for lower income residents, as defined annually by the Department of Regional Planning in consultation with the California Department of Housing and Community Development. A covenant and agreement, or other similar mechanism acceptable to the Director of the Department of Regional Planning shall be recorded with the county recorder to ensure the continuing availability of housing set-aside units. The agreement shall contain remedies for violations of the covenant, including but not limited to, monetary penalties. The covenant and agreement shall be recorded with the county recorder prior to the approval of the Exhibit "A".
21. The property and its landscaping shall be neatly maintained and free of debris, overgrown weeds, junk, and garbage. A minimum of ten percent of the net project area shall be maintained as landscaping.
22. Outdoor lighting shall be installed and/or maintained in uncovered parking areas. All lighting required by this grant shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons within lighted areas and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.
23. The existing motel roof sign shall be removed within 60 days of the date of final approval of the CUP. Any new or additional signage shall be in compliance with

Part 10 of Chapter 22.52, Title 22 of the Los Angeles County Code and with the Florence-Firestone Community Standards District (County Code Sec. 22.44.138), and prior to the installation of any such signage, the permittee shall obtain an approved Revised Exhibit "A" depicting such signage.

24. Prior to the issuance of any building or grading permit, the permittee shall comply with all requirements of the Department of Public Works ("DPW") to the satisfaction of said department. These may include, but are not limited to, making offers to dedicate additional road right-of-way, closure and/or reconstruction of driveways, planting of street trees, and submittal of grading, drainage, or geological reports. Such requirements are further delineated in the attached letter from DPW dated October 8, 2013 and incorporated herein by this reference.
25. Prior to the issuance of a certificate of occupancy, the permittee shall comply with all requirements of the Los Angeles County Fire Department to the satisfaction of said department. These may include, but are not limited to, the installation of a fire hydrant and specific vehicular entry gates. Such requirements are further delineated in the attached letter from County Fire dated November 15, 2013 and incorporated herein by this reference.
26. A portion of the landscaping depicted on the approved Exhibit "A" shall be kept accessible to children for use as a play area.

MK:TM
01/15/14



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

GAIL FARBER, Director

October 8, 2013

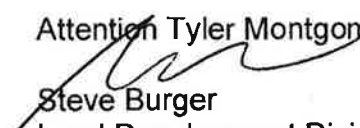
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **LD-2**

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Tyler Montgomery

FROM:  Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201100003

PROJECT NO. R99-104

7223 AND 7301 SANTA FE AVENUE

ASSESSOR'S MAP BOOK NO. 6025, PAGE NO. 29, PARCEL NOS. 33, 34, AND 35 UNINCORPORATED COUNTY AREA OF WALNUT PARK

We reviewed the site plan for the conversion of a 19-unit motel, developed as three structures, into two structures that will house 13 low-income apartment units. The proposal includes joining two of the existing structures to accommodate two studio apartments and a laundry room for use by the tenants. The continued use of two buildings on the northerly end of the property, which houses 19 apartment units, is also part of this CUP. No changes are proposed for the northern end of the property. In addition, a housing permit has been filed to request reduced parking to a total of 28 spaces for both properties in exchange for dedicating all units in both buildings as low-income housing. Additional landscaping and construction would take place on the southern end of the property.

- ☒ Public Works recommends approval of this site plan.
- ☐ Public Works does **NOT** recommend approval of this site plan.

THE FOLLOWING ARE PUBLIC WORKS CONDITIONS:

1. Road

- 1.1 Make an offer to dedicate an additional 18 feet of road right of way on Santa Fe Avenue along the property frontage. A review fee is required.

- 1.2 Make an offer to dedicate an additional 7.5 feet of road right of way on the alley along the property frontage. A review fee is required.
- 1.3 Construct driveway approaches at the site to comply with current Americans with Disabilities Act guidelines and to the satisfaction of Public Works. Relocate any affected utilities on Santa Fe Avenue along the property frontage. Please note the driveway apron may need to be depressed and additional right of way may be required to provide adequate sidewalk transitions.
- 1.4 Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Santa Fe Avenue to the satisfaction of Public Works.
- 1.5 Plant street trees on Santa Fe Avenue along the property frontage. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
- 1.6 Install any proposed drainage devices (curb/parkway drains) to the satisfaction of Public Works and execute a covenant for the private maintenance of the drains to the satisfaction of Public Works.
- 1.7 Acquire street plan approval or direct check status prior to approval of the grading/drainage plan.
- 1.8 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

2. Grading

- 2.1 Submit a grading/drainage plan, as appropriate for approval, to the satisfaction of Public Works. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices, if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
- 2.2 Provide a maintenance agreement/covenant for any privately maintained drainage devices.
- 2.3 Provide soil/geology approval of the grading plan by Public Works' Geotechnical and Materials Engineering Division, as applicable.

- 2.4 Regulatory agency approvals/permit/letters of nonjurisdiction are required prior to grading plan approval.

For questions regarding the road and grading conditions, please contact Sam Richards of Public Works' Land Development Division at (626) 458-4921 or srich@dpw.lacounty.gov.

3. Building and Safety

- 3.1 Submit plans to Public Works' Building and Safety Division, Southwest District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact Clint Lee of Building and Safety Division at (626) 458-3154 or cllee@dpw.lacounty.gov.

For any additional questions or information, please contact Ruben Cruz of Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb

P:\ldpub\SUBPCHECK\Plan Check\CUP\CUP 2011-3\TCUP 2011-3\13-09-04 Submittal\CUP 2011-3, Proj. R99-104, 7223 Santa Fe Av approval.docx



COUNTY OF LOS ANGELES FIRE DEPARTMENT
Fire Prevention Division – Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243 Fax (323) 890-9783

DATE: November 15, 2013

SITE PLAN DATE:

TO: Department of Regional Planning
Zoning Permits

PROJECT #: CUP 99104

LOCATION: 7223 & 7301 Santa Fe Ave., Walnut Park

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☒ The required fire flow for this development is **1750** gallons per minute for **2** hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☒ All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

Install **1** public fire hydrant(s).

- ☒ **Water:** Install one (1) public fire hydrant as noted on the revised site plan.

Submit copy of improvement bond or equivalent for the required public fire hydrant to the Fire Department with the architectural plans prior to building permit issuance.

The required public fire hydrant shall be installed and tested prior to construction.

- ☒ **Access:** Provide access as noted on the site dated 11/15/13 by the Fire Department-Land Development Unit.

The vehicular entry gate is acceptable as shown on the site plan.

- ☐ **Conditions for Approval:**

- ☒ **Comments:** The Fire Department does recommend the approval of this project as presently submitted.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Wally Collins*